

**CITY OF SNOHOMISH  
REGULAR MEETING OF THE PLANNING COMMISSION  
MEETING MINUTES  
September 1, 2021**

*NOTE: Due to the COVID-19 declared federal, state and local emergency, and pursuant to Governor Inslee's Proclamations 20-05 and 20-28, the Snohomish Planning Commission held its meeting via remote participation.*

**1. CALL TO ORDER**

The regular meeting of the Planning Commission was opened by Chair Hank Eskridge at 6:00 p.m. on Wednesday, September 1, 2021.

**2. FLAG SALUTE**

**3. ROLL CALL**

**COMMISSIONERS PRESENT:**

Hank Eskridge, Chair  
Mitch Cornelison  
Christine Wakefield Nichols  
Van Tormohlen  
Nick Gottuso

**COMMISSIONERS ABSENT:**

Terry Lippincott, Vice Chair  
Gordon Cole

**STAFF:**

Glen Pickus, Planning Director  
Brooke Eidem, Planner  
Thomas Kreinbring, Assistant Planner

**OTHERS PRESENT:**

Steve Dana, City Council Liaison  
Judith Kuleta, City Council Liaison  
Randy Blair, General Public

**4. APPROVAL OF AGENDA ORDER**

Commissioner Eskridge moved to approve the agenda order as presented. Commissioner Gottuso seconded the motion, which passed 5-0.

**5. APPROVAL of the minutes of the Aug 4, 2021, regular meeting.**

Commissioner Eskridge moved to approve the minutes of the August 4, 2021 meeting as written. Commissioner Wakefield Nichols seconded the motion, which passed 5-0.

**6. GENERAL PUBLIC COMMENTS**

None

**7. DISCUSSION ITEM**

**a. Midtown District Development Regulation and Design Standards Concepts**

Mr. Pickus presented draft code amendments to Chapter 14.210 SMC - Midtown District Dimensional & Other Requirements so Commissioners could finalize their initial recommendations regarding maximum building heights. During the discussion, several Commissioners expressed concerns about the negative impacts of increasing maximum

building heights in the area above the current 35-foot limit. Concerns were that taller buildings would create a canyon effect on Avenue D, there was not sufficient public input in favor of it, and it would not be consistent with the Snohomish character. Commissioner Tormohlen pointed out that limiting buildings to 35 feet would make it difficult to achieve increased densities and that would negatively impact the ability to develop affordable housing in the area.

Motion by Chair Eskridge to change the south overlay maximum height limit recommendation to 35 feet, seconded by Commissioner Gottuso, passed 5-0.

Motion by Chair Eskridge to change the north overlay maximum height limit to 35 feet, seconded by Commissioner Cornelison, passed 4-1 with Commissioner Tormohlen voting no.

Motion by Chair Eskridge to change the Bonneville frontage maximum height limit to 45 feet, seconded by Commissioner Wakefield Nichols, passed 3-2 with Commissioners Eskridge, Wakefield Nichols and Gottuso voting in favor and Commissioners Tormohlen and Cornelison voting no.

Mr. Pickus presented Chapter 14.214 SMC – Midtown District Development Regulations with the latest revisions incorporating feedback from the July Planning Commission meeting. Mr. Pickus went over the major changes in the deviation process/determination of equivalence process and the creation of a Bonneville Block Frontage. The Commission discussed the changes and were supportive of them.

Mr. Pickus requested specific input on the percentage of required landscaping in the development area as the original proposal of 20% in SMC 14.214.470(C)(1) may be too burdensome.

Motion by Commissioner Gottuso to change the recommended required landscape percentage in SMC 14.214.470(C)(1) from 20% to 15%, seconded by Chair Eskridge seconded, passed 5-0.

Mr. Pickus also requested specific input regarding the new draft provisions by staff in SMC 14.214.540(B)(6) that would allow development using the Bonneville Block Frontage standards to incorporate larger percentages of less desirable building façade materials than would be allowed elsewhere in the Midtown District. The Commissioners expressed appreciation of staff's efforts to interpret their feedback from the July meeting to create different standards for development fronting on Bonneville Ave but unanimously concurred there should be a uniform standard across the Midtown District. Their consensus was to remove the new language drafted by staff in SMC 14.214.540(B)(6)(a-d) that relaxed standards for Bonneville development.

## **9. DIRECTOR'S REPORT**

Mr. Pickus informed Commissioners a Midtown informational postcard was mailed, as they requested, to all Midtown District property owners and businesses, and to owners of properties within 300 feet of the Midtown District.

The October meeting will be the start of a public hearing on 2021 Comprehensive Plan Amendments. The first day will be used to discuss the elimination the Mixed Use and Urban

Horticulture designations and rezoning the affected parcels. The second day of public hearing will pertain to the remainder of the Comprehensive Plan Amendments such as taking out regulatory language in the Land Use element and placing it in Title 14, removing policy language from Title 14 and placing it in the Land Use element, creating a Zoning Map for Title 14 and creating a Future Land Use map for the Land Use Element of the Comprehensive Plan. A rezone was submitted by owners of the parcel at 2100 Weaver Rd, and it is possible that will also be discussed on the second day of the public hearing. The goal is to complete Comprehensive Plan amendments public hearing process at the November meeting, to provide time for the City Council to consider them in December.

## **ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Approved this 6th day of October, 2021.

By: s/s Hank Eskridge

Commissioner Hank Eskridge, Chair